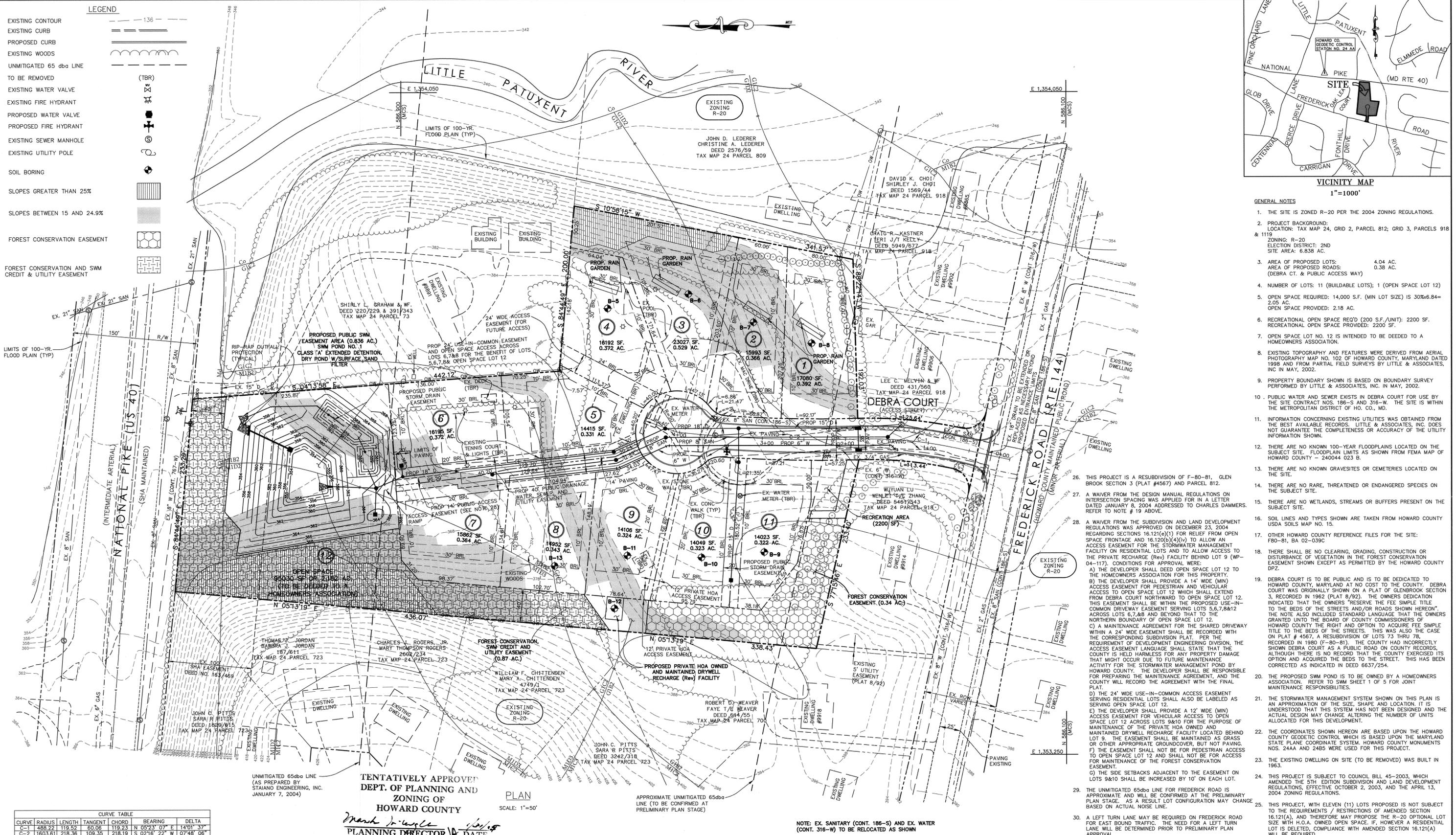
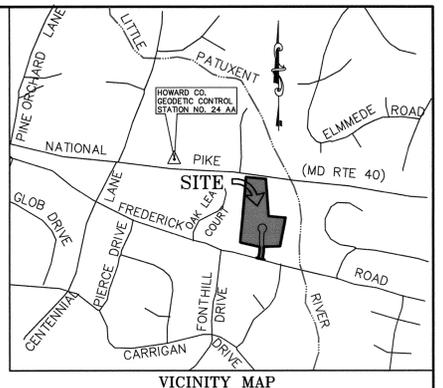


- LEGEND**
- EXISTING CONTOUR
  - EXISTING CURB
  - PROPOSED CURB
  - EXISTING WOODS
  - UNMITIGATED 65 dba LINE TO BE REMOVED
  - EXISTING WATER VALVE
  - EXISTING FIRE HYDRANT
  - PROPOSED WATER VALVE
  - PROPOSED FIRE HYDRANT
  - EXISTING SEWER MANHOLE
  - EXISTING UTILITY POLE
  - SOIL BORING
  - SLOPES GREATER THAN 25%
  - SLOPES BETWEEN 15 AND 24.9%
  - FOREST CONSERVATION EASEMENT
  - FOREST CONSERVATION AND SWM CREDIT & UTILITY EASEMENT



- GENERAL NOTES**
1. THE SITE IS ZONED R-20 PER THE 2004 ZONING REGULATIONS.
  2. PROJECT BACKGROUND: LOCATION: TAX MAP 24, GRID 2, PARCEL 812; GRID 3, PARCELS 918 & 1119. ZONING: R-20. ELECTION DISTRICT: 2ND. SITE AREA: 6.838 AC.
  3. AREA OF PROPOSED LOTS: 4.04 AC. AREA OF PROPOSED ROADS: 0.38 AC. (DEBRA CT. & PUBLIC ACCESS WAY)
  4. NUMBER OF LOTS: 11 (BUILDABLE LOTS); 1 (OPEN SPACE LOT 12)
  5. OPEN SPACE REQUIRED: 14,000 S.F. (MIN LOT SIZE) IS 3076.84=2.05 AC. OPEN SPACE PROVIDED: 2.18 AC.
  6. RECREATIONAL OPEN SPACE REQ'D (200 S.F./UNIT): 2200 SF. RECREATIONAL OPEN SPACE PROVIDED: 2200 SF.
  7. OPEN SPACE LOT NO. 12 IS INTENDED TO BE DEEDED TO A HOMEOWNERS ASSOCIATION.
  8. EXISTING TOPOGRAPHY AND FEATURES WERE DERIVED FROM AERIAL PHOTOGRAPHY MAP NO. 102 OF HOWARD COUNTY, MARYLAND DATED 1998 AND FROM PARTIAL FIELD SURVEYS BY LITTLE & ASSOCIATES, INC. IN MAY, 2002.
  9. PROPERTY BOUNDARY SHOWN IS BASED ON BOUNDARY SURVEY PERFORMED BY LITTLE & ASSOCIATES, INC. IN MAY, 2002.
  10. PUBLIC WATER AND SEWER EXISTS IN DEBRA COURT FOR USE BY THE SITE CONTRACT NOS. 186-S AND 316-W. THE SITE IS WITHIN THE METROPOLITAN DISTRICT OF HO. CO., MD.
  11. INFORMATION CONCERNING EXISTING UTILITIES WAS OBTAINED FROM THE BEST AVAILABLE RECORDS. LITTLE & ASSOCIATES, INC. DOES NOT GUARANTEE THE COMPLETENESS OR ACCURACY OF THE UTILITY INFORMATION SHOWN.
  12. THERE ARE NO KNOWN 100-YEAR FLOODPLAINS LOCATED ON THE SUBJECT SITE. FLOODPLAIN LIMITS AS SHOWN FROM FEMA MAP OF HOWARD COUNTY - 240044 023 B.
  13. THERE ARE NO KNOWN GRAVESITES OR CEMETERIES LOCATED ON THE SITE.
  14. THERE ARE NO RARE, THREATENED OR ENDANGERED SPECIES ON THE SUBJECT SITE.
  15. THERE ARE NO WETLANDS, STREAMS OR BUFFERS PRESENT ON THE SUBJECT SITE.
  16. SOIL LINES AND TYPES SHOWN ARE TAKEN FROM HOWARD COUNTY USDA SOILS MAP NO. 15.
  17. OTHER HOWARD COUNTY REFERENCE FILES FOR THE SITE: F80-81, BA 02-039C
  18. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST CONSERVATION EASEMENT SHOWN EXCEPT AS PERMITTED BY THE HOWARD COUNTY DPZ.
  19. DEBRA COURT IS TO BE PUBLIC AND IS TO BE DEDICATED TO HOWARD COUNTY, MARYLAND AT NO COST TO THE COUNTY. DEBRA COURT WAS ORIGINALLY SHOWN ON A PLAT OF GLENBROOK SECTION 3, RECORDED IN 1962 (PLAT 8/92). THE OWNERS DEDICATION INDICATED THAT THE OWNERS "RESERVE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS SHOWN HEREON". THE NOTE ALSO INCLUDED STANDARD LANGUAGE THAT THE OWNERS GRANTED UNTO THE BOARD OF COUNTY COMMISSIONERS OF HOWARD COUNTY THE RIGHT AND OPTION TO ACQUIRE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS. THIS WAS ALSO THE CASE ON PLAT # 4567, A RESUBDIVISION OF LOTS 73 THRU 78, RECORDED IN 1980 (F-80-81). THE COUNTY HAD INCORRECTLY SHOWN DEBRA COURT AS A PUBLIC ROAD ON COUNTY RECORDS, ALTHOUGH THERE IS NO RECORD THAT THE COUNTY EXERCISED ITS OPTION AND ACQUIRED THE BEDS TO THE STREET. THIS HAS BEEN CORRECTED AS INDICATED IN DEED 6637/254.
  20. THE PROPOSED SWM POND IS TO BE OWNED BY A HOMEOWNERS ASSOCIATION. REFER TO SWM SHEET 1 OF 5 FOR JOINT MAINTENANCE RESPONSIBILITIES.
  21. THE STORMWATER MANAGEMENT SYSTEM SHOWN ON THIS PLAN IS AN APPROXIMATION OF THE SIZE, SHAPE AND LOCATION. IT IS UNDERSTOOD THAT THIS SYSTEM HAS NOT BEEN DESIGNED AND THE ACTUAL DESIGN MAY CHANGE ALTERING THE NUMBER OF UNITS ALLOCATED FOR THIS DEVELOPMENT.
  22. THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM, HOWARD COUNTY MONUMENTS NOS. 244A AND 2485 WERE USED FOR THIS PROJECT.
  23. THE EXISTING DWELLING ON SITE (TO BE REMOVED) WAS BUILT IN 1963.
  24. THIS PROJECT IS SUBJECT TO COUNCIL BILL 45-2003, WHICH AMENDED THE 5TH EDITION SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, EFFECTIVE OCTOBER 2, 2003, AND THE APRIL 13, 2004 ZONING REGULATIONS.
  25. THIS PROJECT, WITH ELEVEN (11) LOTS PROPOSED IS NOT SUBJECT TO THE REQUIREMENTS / RESTRICTIONS OF AMENDED SECTION 16.12(A), AND THEREFORE MAY PROPOSE THE R-20 OPTIONAL LOT SIZE WITH H.O.A. OWNED OPEN SPACE. IF, HOWEVER A RESIDENTIAL LOT IS DELETED, COMPLIANCE WITH AMENDED SECTION 16.12(A) WILL BE REQUIRED.
  26. THIS PROJECT IS A RESUBDIVISION OF F-80-81, GLEN BROOK SECTION 3 (PLAT #4567) AND PARCEL 812.
  27. A WAIVER FROM THE DESIGN MANUAL REGULATIONS ON INTERSECTION SPACING WAS APPLIED FOR IN A LETTER DATED JANUARY 8, 2004 ADDRESSED TO CHARLES DAMMERS. REFER TO NOTE # 19 ABOVE.
  28. A WAIVER FROM THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS WAS APPROVED ON DECEMBER 23, 2004 REGARDING SECTIONS 16.12(e)(1) FOR RELIEF FROM OPEN SPACE FRONTAGE AND 16.20(b)(4)(iv) TO ALLOW AN ACCESS EASEMENT FOR THE STORMWATER MANAGEMENT FACILITY ON RESIDENTIAL LOTS AND TO ALLOW ACCESS TO THE PRIVATE RECHARGE (REV) FACILITY BEHIND LOT 9 (WP-04-117). CONDITIONS FOR APPROVAL WERE:
    - A) THE DEVELOPER SHALL DEED OPEN SPACE LOT 12 TO THE HOMEOWNERS ASSOCIATION FOR THIS PROPERTY.
    - B) THE DEVELOPER SHALL PROVIDE A 14' WIDE (MIN) ACCESS EASEMENT FOR PEDESTRIAN AND VEHICULAR ACCESS TO OPEN SPACE LOT 12 WHICH SHALL EXTEND FROM DEBRA COURT NORTHWARD TO OPEN SPACE LOT 12. THIS EASEMENT SHALL BE WITHIN THE PROPOSED USE-IN-COMMON DRIVEWAY EASEMENT SERVING LOTS 5,6,7,8&12 ACROSS LOTS 6,7,8&8 AND BEYOND THAT TO THE NORTHERN BOUNDARY OF OPEN SPACE LOT 12.
    - C) A MAINTENANCE AGREEMENT FOR THE SHARED DRIVEWAY WITHIN A 24' WIDE EASEMENT SHALL BE RECORDED WITH THE CORRESPONDING SUBDIVISION PLAT. PER THE REQUIREMENT OF DEVELOPMENT ENGINEERS DIVISION, THE ACCESS EASEMENT LANGUAGE SHALL STATE THAT THE COUNTY IS HELD HARMLESS FOR ANY PROPERTY DAMAGE THAT MIGHT OCCUR DUE TO FUTURE MAINTENANCE ACTIVITY FOR THE STORMWATER MANAGEMENT POND BY HOWARD COUNTY. THE DEVELOPER SHALL BE RESPONSIBLE FOR PREPARING THE MAINTENANCE AGREEMENT, AND THE COUNTY WILL RECORD THE AGREEMENT WITH THE FINAL PLAT.
    - D) THE 24' WIDE USE-IN-COMMON ACCESS EASEMENT SERVING RESIDENTIAL LOTS SHALL ALSO BE LABELED AS SERVING OPEN SPACE LOT 12.
    - E) THE DEVELOPER SHALL PROVIDE A 12' WIDE (MIN) ACCESS EASEMENT FOR VEHICULAR ACCESS TO OPEN SPACE LOT 12 ACROSS LOTS 9&10 FOR THE PURPOSE OF MAINTENANCE OF THE PRIVATE HOA OWNED AND MAINTAINED DRYWELL RECHARGE FACILITY LOCATED BEHIND LOT 9. THE EASEMENT SHALL BE MAINTAINED AS GRASS OR OTHER APPROPRIATE GROUNDCOVER, BUT NOT PAVING.
    - F) THE EASEMENT SHALL NOT BE FOR PEDESTRIAN ACCESS TO OPEN SPACE LOT 12 AND SHALL NOT BE FOR ACCESS FOR MAINTENANCE OF THE FOREST CONSERVATION EASEMENT.
    - G) THE SIDE SETBACKS ADJACENT TO THE EASEMENT ON LOTS 9&10 SHALL BE INCREASED BY 10' ON EACH LOT.
  29. THE UNMITIGATED 65dba LINE FOR FREDERICK ROAD IS APPROXIMATE AND WILL BE CONFIRMED AT THE PRELIMINARY PLAN STAGE. AS A RESULT LOT CONFIGURATION MAY CHANGE BASED ON ACTUAL NOISE LINE.
  30. A LEFT TURN LANE MAY BE REQUIRED ON FREDERICK ROAD FOR EAST BOUND TRAFFIC. THE NEED FOR A LEFT TURN LANE WILL BE DETERMINED PRIOR TO PRELIMINARY PLAN APPROVAL.

**CURVE TABLE**

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-1	488.22	119.52	60.06	119.23	N 05°23' 07" E	14°01' 37"
C-2	1803.61	218.36	109.35	218.19	S 02°16' 22" W	07°48' 06"

UNMITIGATED 65dba LINE (AS PREPARED BY STAINA ENGINEERING, INC. JANUARY 7, 2004)

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND ZONING OF  
HOWARD COUNTY

*Mark ...*  
PLANNING DIRECTOR

SCALE: 1"=50'

APPROXIMATE UNMITIGATED 65dba LINE (TO BE CONFIRMED AT PRELIMINARY PLAN STAGE)

NOTE: EX. SANITARY (CONT. 186-S) AND EX. WATER (CONT. 316-W) TO BE RELOCATED AS SHOWN

**LITTLE & ASSOCIATES, INC.**  
ENGINEERS~LAND PLANNERS~SURVEYORS  
1055 TAYLOR AVENUE, SUITE 307  
TOWSON, MARYLAND 21286  
PHONE: (410)296-1636 FAX: (410)296-1639



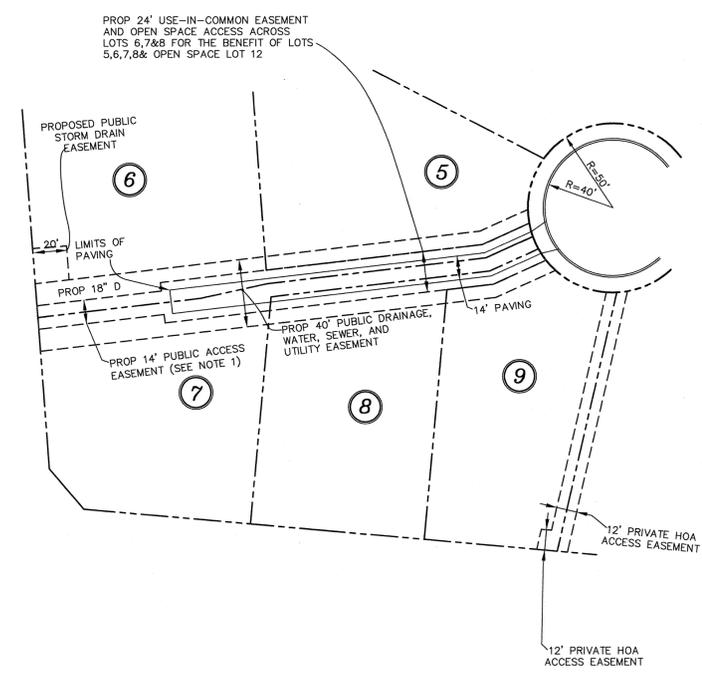
NO.	REVISIONS	BY	DATE	OWNER/DEVELOPER	ZONING	SCALE
				KIMBERLY HOMES ELLICOTT PROPERTIES, LLC. P.O. BOX 6194 BALTIMORE, MARYLAND, 21231 (410) 522-4987	R-20	1"=50'
					DATE:	TAX MAP-GRID/PARCEL
					DECEMBER 29, 2004	24-2/PARCELS 918 & 812

**SKETCH PLAN**  
**DEBRA COURT**  
(FORMERLY KNOWN AS BARAHONA PROPERTY)

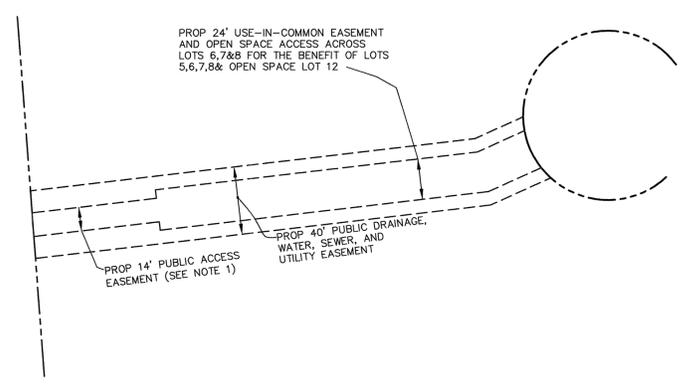
ELECTION DISTRICT NO. 2

SHEET: 1 OF 2  
HOWARD COUNTY, MD  
COUNTY FILE NO. S-04-02

PIPESTEM DETAIL, LOTS 5-9



EASEMENT DETAIL, LOTS 5-9



TENTATIVELY APPROVED  
 DEPT. OF PLANNING AND  
 ZONING OF  
 HOWARD COUNTY  
*James J. Coyle* 1/31/05  
 PLANNING DIRECTOR DATE

**LITTLE & ASSOCIATES, INC.**  
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 TOWSON, MARYLAND 21286  
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NO.	REVISIONS	BY	DATE	OWNER/DEVELOPER	ZONING	SCALE	SKETCH PLAN
				KIMBERLY HOMES ELICOTT PROPERTIES, LLC. P.O. BOX 6194 BALTIMORE, MARYLAND, 21231 (410) 522-4987	R-20	1"=50'	DEBRA COURT (FORMERLY KNOWN AS BARAHONA PROPERTY)  ELECTION DISTRICT NO. 2
			DATE:		TAX MAP-GRID/PARCEL		
			DECEMBER 29, 2004		24-2/PARCELS 918 & 812		

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